

# **City of Wichita, Kansas**

## **Americans with Disabilities Act Transition Plan**

### **OJ Watson Park**

3055 S. Old Lawrence Road

**November 2005**



Prepared by

**DMCG**

**Disability Management Consulting Group L.L.C.**

2801 Jonquil Place  
Columbia, MO 65202

In conjunction with

**The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board**

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## City of Wichita – ADA/504 Transition Plan – OJ Watson Park - November 2005

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Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
3. Parking	The three designated accessible parking spaces, in the east parking area, have low signs and no access aisles.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a). In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Three designated accessible parking spaces exist, but none provide adjacent access aisles. Since all three spaces are located in different parking lots, all would need to be van accessible spaces. Accessible parking signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. <b>Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space. Ensure that the combined width of the vehicle parking space and access aisle measures at least 16-feet. Provide upright signage, including van accessible signage, mounted 5-feet high measured to the bottom of the lowest sign.</b>	M	H	M	58960	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			
4. Parking	An appropriate number of accessible parking spaces do not exist in the parking lots on the south side, near the main facility.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a). In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing parking lots have an approximate 240 total parking spaces and none are designated accessible. ADAAG requires a minimum of 7 accessible parking spaces in this parking area. <b>Provide 7 accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.</b>	H	H	M	N A	\$800	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			

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5. Parking	Two designated accessible parking spaces exist, in the <u>west</u> parking area, but both have low signs and no access aisles.	<a href="#">4.1.2(5)(a)</a> , <a href="#">(b)</a> , <a href="#">4.6</a>	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with <a href="#">4.6</a> shall be provided in each such parking area in conformance with the table shown in <a href="#">(5)(a)</a> . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Three designated accessible parking spaces exist, but none provide adjacent access aisles. Since all three spaces are located in different parking lots, all would need to be van accessible spaces. Accessible parking signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. <b>Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space. Ensure that the combined width of each vehicle parking space and access aisle measures at least 16-feet for one van space and 13-feet for the other space. Provide upright signage, including van accessible signage at one space, mounted 5-feet high to the bottom of the lowest sign.</b>	M	H	M	<a href="#">61</a>	\$400	(See <a href="#">Accessible Parking Detail – Attachment A</a> and <a href="#">Parking Technical Bulletin</a> , for greater clarification).			
6. Parking	Two designated accessible parking spaces exist, in the <u>northwest</u> parking area, but both have low signs and no access aisles.	<a href="#">4.1.2(5)(a)</a> , <a href="#">(b)</a> , <a href="#">4.6</a>	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with <a href="#">4.6</a> shall be provided in each such parking area in conformance with the table shown in <a href="#">(5)(a)</a> . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Three designated accessible parking spaces exist, but none provide adjacent access aisles. Since all three spaces are located in different parking lots, all would need to be van accessible spaces. Accessible parking signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. <b>Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space. Ensure that the combined width of each vehicle parking space and access aisle measures at least 16-feet for one van space and 13-feet for the other space. Provide upright signage, including van accessible signage at one space, mounted 5-feet high to the bottom of the lowest sign.</b>	M	H	M	<a href="#">62</a>	\$400	(See <a href="#">Accessible Parking Detail – Attachment A</a> and <a href="#">Parking Technical Bulletin</a> , for greater clarification).			



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11. Restrooms	The men's and women's <u>south</u> restrooms do not provide Braille signage at the entrance doors.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. <b>Provide ADAAG compliant signage at restroom entrances.</b>	L	H	M	<a href="#">1013</a>	\$50	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>			
12. Restrooms	The thresholds, at the entrance doors to the men's and women's <u>south</u> restroom entrance doors, are too high measuring over 2-inches.	<a href="#">4.13</a>	Thresholds at doors that are required to be accessible can be no higher than ½-inch. <b>Lower the existing thresholds to comply with ADAAG specifications.</b>	M	H	M	<a href="#">1013</a>	\$200	See <a href="#">Building Block 8 – Accessible Doors</a> for additional information			
13. Restrooms	The lavatories, in the men's and women's <u>south</u> restrooms, have round knobs for faucet controls.	<a href="#">4.19</a>	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. <b>Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls.</b>	M	H	M	<a href="#">1115</a>	\$200	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.			
14. Restrooms	The lavatories, in the men's and women's <u>south</u> restrooms, have exposed pipes.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. <b>Ensure at least one lavatory in each restroom complies with ADAAG specifications.</b>	L ®	H	M	<a href="#">1115</a>	\$25	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.			
15. Restrooms	The toilet stalls, in the <u>south</u> men's and women's restrooms, are totally inaccessible due to numerous barriers.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, very narrow stall, lack of rear grab bars, and toilet paper dispensers in wrong location. <b>Modify the restrooms to comply with ADAAG specifications, if it is technically feasible to do so.</b>	M	H	M	<a href="#">1216</a>	\$3,000	<a href="#">Restroom Figures – Building Blocks</a>			



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19. Restrooms	The men’s and women’s <u>main</u> restrooms do not provide Braille signage at the entrance doors.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. <b>Provide ADAAG compliant signage at restroom entrances.</b>	L	H	M	<a href="#">3539</a>	\$50	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>					
20. Restrooms	The mirrors, in the men’s and women’s <u>main</u> restrooms, are located too high at 44-inches.	<a href="#">4.19.6</a>	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. <b>Install a full length mirror.</b>	L	H	M	<a href="#">3640</a>	\$50	<a href="#">ADAAG</a>					
21. Restrooms	The lavatory, in the men’s <u>main</u> restroom, has exposed pipes.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. <b>Ensure at least one lavatory in each restroom complies with ADAAG specifications.</b>	L®	H	M	<a href="#">36</a>	\$25	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.					
22. Restrooms	The urinal, in the men’s <u>main</u> restroom, is located too high.	<a href="#">4.18</a>	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. <b>Modify one urinal so that the rim is no higher than 17-inches.</b>	L	H	M	<a href="#">37</a>	\$100	See <a href="#">the Accessible Urinals</a> figure for more details.					
23. Restrooms	The water closet, in the women’s accessible toilet stall, is centered at 17-inches.	<a href="#">4.16</a>	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. <b>Move the water closet so it is centered at 18-inches or move a portion of the side wall so the water closet is centered at 18-inches, if doing so is technically feasible.</b>	L	H	M	<a href="#">41</a>	\$500	<a href="#">Restroom Figures – Building Blocks</a>					







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28. Pony Ride Area	The pedestrian pathways leading to and throughout the pedestrian areas consist of dirt surfaces and have abrupt changes in level.	<a href="#">4.3.2</a> <a href="#">4.1.2</a>	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. An accessible route must be stable, firm and slip-resistant (rubber, concrete or asphalt) and an accessible route cannot have abrupt changes in level greater than ½-inch. <b>Ensure that an accessible path of travel exists leading to and throughout all facilities.</b>	M	M	M	<a href="#">4</a> <a href="#">2</a> <a href="#">4</a> <a href="#">3</a>	\$2,500	<a href="#">ADAAG</a>			

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29. Walking Trail	The walking trail is inaccessible due to numerous features including, abrupt changes in level, steep cross slopes, and areas where the surface is not stable and firm	<a href="#">Proposed 16.2.1</a>	<p>Technically, neither ADAAG nor the Recreational Facilities - Final Rule provide scoping or specifications for outdoor trails. However, the document titled “Accessibility Guidelines for Outdoor Developed Areas” (AGSAPT) does provide both scoping and specifications for accessible trails. These Guidelines (<a href="#">AGSAPT</a>) <u>are neither final rules nor enforceable</u>. Generally, we consider trails and other park amenities for use by the general public to be services provided by local governments, which own or operate the trail. Therefore, to ensure compliance with <a href="#">Title II’s</a> program access requirements, we recommend following the scoping and specifications provided by the <a href="#">AGSAPT</a> to determine the accessibility of outdoor trails.</p> <p><a href="#">Proposed 16.2.1</a> requires the surface of accessible trails to be firm and stable. The "slip resistance" requirement was dropped from the accessible surface requirements of <a href="#">ADAAG 4.5</a> because slip resistance cannot be guaranteed in the outdoor environment. The means and materials used to establish accessible exterior surfaces are plentiful. Crushed stone, fines, packed soil, and other natural materials can provide a firm and stable surface. <a href="#">AGSAPT</a> allows extreme departures from ADAAG 4.5 where the purpose of a particular trail may be substantially altered if full compliance is attempted. This departure states, “Where compliance would substantially alter the nature of the setting or purpose of the facility, or a portion of the facility.”</p> <p><b>We recommend that a portion of the existing trail be made accessible, complying with AGSAPT, to allow individuals with disabilities an opportunity to participate in the intended activity and program. The trail should be made accessible to the point it is technically feasible to do so and to the point doing so does not substantially alter the nature of the setting.</b></p>	L	L	M	<a href="#">63</a>	\$4,000	<a href="#">AGSAPT</a>			

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31. Play Equipment	Barbeque grill, near the <u>east</u> shelter and play area, is not located on accessible path of travel due to an abrupt change in level and dirt surface.	<a href="#">ODA</a>	ADAAG does not address grills or other cooking fixtures in out door areas. However, the U.S. Access Board has produced proposed guidelines for <a href="#">Outdoor Developed Areas</a> , which do provide guidance on how to make such fixtures accessible. Section 16.7.1.2 of these proposed guidelines requires that where multiple cooking surfaces, grills, or pedestal grills are provided in a picnic area, 50 percent, but no less than two, shall comply with 16.7. Of the 50 percent required to be accessible, 40 percent, but no less than two, shall be located along an outdoor recreation access route complying with 16.3. <b>Ensure that a fully accessible path of travel exists leading to at one barbeque grill in this area; and ensure appropriate maneuvering space in the use area of the grill.</b>	M	H	M	<a href="#">52</a>	\$500	<a href="#">Outdoor Developed Areas</a>			



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32. Play Equipment	A stable, firm and slip resistant surface does not exist leading to the composite play equipment, in the <u>west</u> play area; and does not exist in the use zone around the equipment.	<a href="#">15.6.4 .1 (GAD AAG FR)</a>	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the <a href="#">Play Areas, Final Rule</a> , October, 18 <sup>th</sup> , 2000 (Play Areas Final Rule); and the <a href="#">New ADAAG</a> , November 24 <sup>th</sup> , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. Due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch the swing set is not accessible. In other words, the existing sand surface is not considered an accessible surface. <b>To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consist of rubber tiles or poured rubber, leading to the play area. We also recommend that a rubber surface be provide in the use zone of the play equipment. However, such rubber surface is not technically required by the available accessibility guidance.</b> (Note: A well maintained wood fiber surface, as defined in <a href="#">(SEWFAPS)</a> , is also considered accessible under the conditions that such surface is maintained regularly.	L	H	M	<a href="#">65667</a>	\$3,000	For additional qualitative guidance we utilized “ <a href="#">Guide to the ADAAG &amp; Final Rule (GADAAGFR)</a> ” and “ <a href="#">Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS)</a> : Phase III, December 2004. <i>(not enforceable)</i> ”			

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33. Play Equipment	The elevated composite play structures, in the <u>west</u> play area, do not have appropriate transfer points.	<a href="#">15.6.5.1 (GAD AAG FR)</a>	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the <a href="#">Play Areas, Final Rule (PAFR)</a> , October, 18 <sup>th</sup> , 2000 (Play Areas Final Rule); and the <a href="#">New ADAAG</a> , November 24 <sup>th</sup> , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. According to PAFR, a percentage of all elevated composite play structures are required to be accessible via ramps or a transfer system. A combination of transfer platforms and transfer steps provides a continuous accessible route to elevated play components. A transfer system provides individuals the space necessary to physically transfer up or down in a composite play structure. Where provided, a 24-inch (610 mm) minimum width is necessary for individuals moving around a structure. Such a transfer system does not exist at the elevated composite play structure. <b>Provide a transfer system as defined in <a href="#">(SEWFAPS)</a>, to an appropriate number of the elevated play components or replace the existing elevated play structure.</b>	L	M	M	<a href="#">6/5/6/6/7</a>	\$3,000	For additional qualitative guidance we utilized “ <a href="#">Guide to the ADAAG &amp; Final Rule (GADAAGFR)</a> ” and “ <a href="#">Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS)</a> ”: Phase III, December 2004. <i>(not enforceable)</i>			

OJ Watson Park - Conceptual Cost Projections	
Total	\$38,450
Year One (Very High)	\$1,400
Year Three (High)	\$1,600
Year Five (Medium)	\$17,800
Year Ten (Low)	\$17,650